This Instrument Prepared By:

Concord Title

3000 Meridian Blvd. Suite 140

Franklin, TN 37067

Affidavit of Heirship

I, Todd Flowers, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant presently resides at the following address: 1221 Firefly Rd. Hermitage Tn 37076.

2. That Affiant personally knew Karen Tisa Stuart, deceased, hereinafter referred to as Decedent, for over 17 years, and has personal knowledge of the family of the Decedent.

3. That Affiant knew that at the date of death of said Decedent owned an interest in the following described real estate 557 Castlegate Drive Nashville Tennessee 37217 in Davidson County.

4. That Decedent died on November 19, 2024, and was at the time a resident of Davidson County, Tennessee.

5. That Decedent died intestate; at time of death.

6. That Karen Tisa Stuart was divorced at the time of her death.

7. That the Decedent had no children natural born or adopted, living or deceased. The following are the Heirs at Law:

Peter Stuart (Brother)

Tria Lea Bailey (Sister)

Delia S. Williams (Sister)

Nick Stuart III (Brother) Deceased

Heirs of Nick Stuart III listed below:
Neil Stuart
Nicole Stuart
Natalie Thomas

Karen Johnson Davidson County
Batch# 1296793 AFFIDAVITH
07/11/2025 10:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250711-0054674

FURTHER THE AFFIANT SAITH NOT.

Affiant's Signature

State of Tennessee

County of Sumner

Before me, Marcus Alan Latham, a Notary Public in and for the State of Tennessee, personally appeared the within named Affiant, Todd Flowers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

Witness my hand this the 9th day of July, 2025.

My commission expires: July 22, 2025

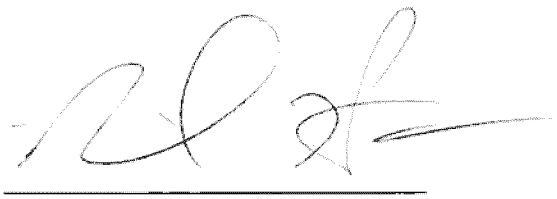
Marcus Alan Latham

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES JULY 22, 2025

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 9, 2025.



Affiant Signature

7/9/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of July, 20 25.



Notary's Signature

My Commission Expires: 3/9/27

Date

